

Single Family Design Guidelines Update Round 2 Revisions for April Publication

Includes Suggestions from 3/28 Subcommittee meeting.
Not all changes are noted. For example, some graphics to be updated are marked with an "under construction" logo but are not listed here.
(Subcommittee members: Six, Channing & Barnwell)

General

- Font for divider sheets upper right and smaller.
- All of the "+" and "-" signs throughout the document print out at the same size.

Table of Contents: Move bicycle tips to Supplemental Info. and change Infill Title.

p. 1 text changes for Infill Title and under "Neighborhood Compatibility"

p. 2 text change under "Sustainability"

p. 5 update Finding #6 to delete "private views"

p. 8 refine scale of door drawings

p. 9 Update text, switch photos. Possibly use different photographs.

P. 11 replace "ceiling height" with "plate height"

P. 12 Page 12 of Draft updated SFDG currently says: "Net lot area excludes road easements and utility rights-of-way."

Please change the Draft updated SFDG to say, "Net lot area excludes road easements and road rights-of-way"

Also, where it says "Net Zoning Floor Area" on the FAR formula graphic, please delete the word "Zoning"

Update additional text and graphic

p. 13 update text

p. 15 update text regarding stucco
move graphic to later in document.

p. 16 update text, find additional photos (?)
add in diagrams missing from first version of SFDG pages I-2 though I-4

P. 17 all four photos need "+" signs
Update text and add call outs, list guideline illustrated

p. 18 Find new photo for permeable paving.

p. 19 Find wall and fence exemplary examples.

p. 20 move "Bicycle Tips" to the supplemental information

Pages 53 and 54 need to go after page 58

p. 22 Additional text.

p. 32-35

Change the scale of the drawings

p. 36 add captions

p. 39 add graphic caption "Technique #7"

p. 41 Double check measurements of plaster spacing.

p. 46 text edits to reflect "View" topic change in status

p. 47 bring trailing text to this page.

p. 49 revise the captions for the graphics, potentially replace some of the photos w/ smaller FAR examples.

p. 50 additional drawing showing undesirable chimney deck design and update text caption.

p. 51 move text to p. 47.

p. 52 edit caption text

p. 53 change the graphics to show changes on only one property and add clarifying text

add dividing line for "neighbor" and "applicant for spa"

p. 54 edit graphics

p. 55 edit "Minimize Lighting" text.

p. 57 make sky in negative example lighter in color

p. 58 change heading formatting and minor text edits for "Views".

p. 64 – 65 If Kevin updates **green building brochure** w/ comment regarding referencing The Sustainability Project's document, that can be replaced too.

p. 66-67 Supplemental applications by Deana

p. 71 text edits (perhaps major edits per Parks Dept. review)

p. 74 graphic edits

p. 75 delete smoke

P. 76 change to "...must be calculated by a licensed engineer, surveyor or architect unless..."

p. 78 change out photographs

p. 80 edit "basement" definition.

p. 81 add "cellar" definition.

p. 81 add "guidelines" definition.

p. 82 text edit to "Floor Area, Net"

p. 82 text edit to "Lot Area, Net"

p. 86 Add "Variance" and "Zoning" definitions.